

**VILLAGE OF PRAIRIE DU SAC PLAN COMMISSION  
MINUTES OF REGULAR MEETING  
February 6, 2023  
Village Hall  
335 Galena Street, Prairie du Sac, WI**

1. **Call to Order.** The February 6, 2023, Plan Commission meeting was called to order by Village Administrator Alan Wildman at 6:30 p.m. due to the absence of Cheryl Sherman.

Motion by Jon Sandeman, second by Dale Kowalski to nominate Andrew Strathman as Chairperson for this February 6, 2023, Plan Commission in Cheryl Sherman's absence. Request was made by Administrator Alan Wildman for any further nominations for Acting Chairperson.

Motion by Dale Kowalski, second by Jon Sandeman to approve Andrew Strathman as Chairperson for this February 6, 2023, Plan Commission meeting. **Motion Carried.**

2. **Roll Call.** Commission Members present: Jon Sandeman, Andrew Strathman, Robert Hanold, Jim Witecha (Virtual), and Dale Kowalski. Also present: Village Administrator Alan Wildman, Public Works Director Troy Murphy, and Deputy Clerk/Administrative Assistant Laurie Helt. Absent: Chairperson/Village President Cheryl Sherman and Jason Paukner, both excused. Others in attendance: Sauk Prairie Community Education & Recreation Director, John Lehan and AICP, Village Planning Consultant Mark Roffers.

3. **Public Notice of Agenda, deletions/corrections** (Kowalski/Hanold) moved to approve. **Motion Carried.**

4. **Presentation of Minutes**

- a. January 9, 2023 – (Hanold/Sandeman) moved to approve with the following changes:
  - Change Ken Fowler, 2007 Broadway – Concur with everyone. Would like the back of homes along park to be “washed”. Change “washed” to “power washed”.
  - Action 8a. Strike limiting pickleball lights from Sandeman “suggests fence landscaping, limiting hours, limiting pickleball lights, a larger setback for alcohol, and revisit in one year.”

**Motion Carried.** Kowalski abstained due to his absence at the January 9, 2023, meeting.

## 5. Public Comments (Limited to 3 minutes)

*Jane Rolfsmeyer, 610 Billings Avenue* – She has attended the neighborhood meeting. She thought that the park was a youth athletic field. Why is the sale and consumption of alcohol being considered?

*Lynette Theis, 2131 Broadway* – She's in attendance representing other neighbors including *Kathy Ballweg, 2231 Alban Avenue*. Concerns regarding the hours of operation, security, and will Westwynde residents be able to rent facility for free? She feels that the planning of the project was poor including the sledding hill fill, planted trees were not what they requested (maple/birch vs. flowering trees). The commercial use of the shelter lacks transparency. It's a freight train going downhill. A fence needs to be set back to allow for lawn mowing on both sides of fence.

*Greg Mauch, 2037 Broadway* – He would like to thank the HOA, property owners, John Lehan, and the Village. More engagement with property owners would have been better. The shelter is not a 400-500 people facility. The alcohol area should be fenced in a smaller area.

*Ken Fowler, 2007 Broadway* – Why continue to use licenses in the first place? Is this for financial status or revenue? What is the forecast? What is the viability? Is the juice worth the squeeze?

*Deb White, 2025 Broadway* – Should this alcohol permit be postponed another month? The fence issues should be resolved first. The meeting with John Lehan at Tools of Marketing was good. The homeowners stake in this is not being protected or considered. We have not seen any budget data or break even levels. Please take a step back and reassess for tax support before the liquor license is approved.

*Scott Schutt, 2051 Broadway* – He would like to thank the Plan Commission board members. The park is a wonderful benefit to the community. He is a current member of the HOA. He has concerns and questions regarding the noise level, parking and the group limitations.

Scott later responded to Fritz Wytenbach that it was communicated to the residents that the shelter would be a south building, not what it is now with an alcohol permit. The lights will be an issue as well as the fire pits and the music. The property owners don't want to be labeled as whiners because we didn't receive all the information. We are a voice, and we all want to be good neighbors.

*Gayle Bauer, 2111 Broadway* – The sledding hill goes all the way down to her property line. She is concerned that people will not be respectful. She feels that there will be an issue with water flow, and it is obvious that a fence is needed. This fence issue was also brought up at the January Plan Commission meeting. She feels that the Ordinance setbacks are being violated and she believes that this was done on purpose. Are Broadway homeowners the only ones responsible for a fence? Construction fences were placed appropriately. A fence should be the parks accountability.

*Jennifer Helt, 421 Billings* – President of HOA. Bare minimum information to the homeowners has been given. The change from a shelter to an actual building was not communicated. The space has changed. Neighborhood meetings were held. We are surprised that its not just a sports complex. A barrier fence is need as the saplings will take years to establish. The property owners deserve this, and this should be a consideration.

*Fritz Wyttenbach – E11078 River Road, Sauk City* – He feels that we are blessed to have this community and stated several instances where the community has stepped up to build ballparks, the high school track, etc. He asks that the residents embrace and support this park.

*Ron Endres, 510 21<sup>st</sup> Street* – He feels that most residents love this new park; however, he feels that the changes to the park were not communicated well. Four baseball diamonds? When will they be ready for use? Will there be traffic issues and who will govern this new traffic? He feels that all events should end at 9:30 p.m. rather than at midnight.

**6. Communications**

- a. Travis Zeman, Prairie du Sac, WI

**7. Action Items -**

- a. **Consider Conditional Use Permit, Parcel No. 0172-1107-10000, 340 21<sup>st</sup> Street** (Kowalski/Hanold) moved to approve the Conditional Use Permit, Parcel No. 0172-1107-1000, 340 21<sup>st</sup> Street the recommended conditions contained in Mark Roffers’ report dated February 1, 2023, with the following changes:

- The fifth recommendation of Roffers’ Report be amended so that annual reviews occur over the next three years.
- Change “wedding” in Note 4 of the Operational Plan (under Anticipated Events and Hours of Operation) to “private events”.

**Motion Carried.**

8. **Discussion Items** – None.

9. **Adjourn** – (Sandeman/Hanold) moved to adjourn at 8:25 p.m. **Motion Carried.**

Respectfully Submitted  
Laurie Helt, Deputy Clerk/Administrative Assistant